

INVESTING IN THE
**ORGANIC
FUTURE**

REAL ASSETS, RETURNS
AND IMPACT

SUMMER 2026





THE OPPORTUNITY

Iroquois Valley[®] is the original farmland REIT dedicated to advancing the goals of investors and farmers committed to building the organic future.

Since 2007, we have partnered with farmers across the U.S. to profitably and permanently transition conventional farmland to USDA-certified organic.

As a REIT, we offer investors the security of an investment backed by real assets and regulated by the SEC. As a B-Corp, we advance impact with every decision we make. Our proven approach increases the value of the land we hold and delivers consistent, non-concessionary returns across market cycles.

PUBLIC BENEFIT
CORPORATION



U.S. FARMLAND IS A \$3.2 TRILLION DOLLAR ASSET IN FLUX

40% OF FARMLAND WILL CHANGE HANDS IN THE NEXT 15 YEARS

CURRENTLY, ONLY 2% IS ORGANIC.

ENVISION THE OPPORTUNITIES...



EXECUTIVE SUMMARY

MARKET OPPORTUNITY

Organic food is a \$76.6 billion consumer market, with an annual growth rate of 6.8%, more than double the overall marketplace. But less than 2% of farmland in the US is certified organic under USDA regulations

IMPACT

Certified organic farmland has a major positive environmental impact through improved carbon sequestration, elimination of pesticides, enhanced soil fertility, increased biodiversity; and it leads to better farm economics

SUCCESSFUL TRACK RECORD

Structured as a REIT, Iroquois Valley owns or finances 34,500 certified organic, regenerative or transitioning acres, has achieved long-term annualized returns of 8%, and has a network of 65+ farmers

WHY NOW

Iroquois Valley has the unique opportunity to deploy significant amounts of capital transitioning farmland from conventional to organic by leveraging its proprietary and growing pipeline



THE PROBLEM WITH CONVENTIONAL AGRICULTURE



PHOTO: NEBRASKA CORN FARM

IGNORES ENVIRONMENTAL COSTS AND BIODIVERSITY LOSS

- Agriculture, forestry & land use account for 18% of GHG emissions
- More than 57 billion tons of soil have eroded in the U.S. Midwest, with continuing land degradation economic losses estimated at over \$37.6 billion annually
- Monocrop production, glyphosate (aka Roundup), and pesticide use leads to biodiversity loss

LEADS TO AN UNHEALTHY FOOD SYSTEM

- The U.S. sprays 2-3x more chemicals today than in 1960, 75% of which is used on corn soy, potatoes, and wheat
- Positive association between prolonged pesticide exposure and various forms of cancer

DOESN'T WORK FOR FARMERS

- Median conventional farm income is net negative
- Conventional farmers are forced to rely on government subsidies and off-farm jobs to continue farming

THE POSITIVE IMPACT OF CERTIFIED ORGANIC FARMLAND



BETTER FOR THE ENVIRONMENT

- Organic farmland captures 44% more carbon
- Organic farms have 30% less soil erosion
- Organic farms increase overall biodiversity by 20% and pollinator diversity by 30%
- Organic farms use 50% less nitrogen
- Organic farming methods eliminates 2-4 lbs of synthetic chemicals per acre

BETTER FOR HUMAN HEALTH

- Dramatic reduction in the risk of cancer is correlated with eating organic food

BETTER FOR FARMERS

- In areas with high concentrations of organic farms, median incomes are \$2,000 higher
- Consistent organic price premiums lead to profitable farms, with farmers earning an average of \$30 more per acre for their crops.

A GROWING MARKET

- Organic food is a \$76.6B consumer market
- 6.8% annual growth rate.



IROQUOIS VALLEY ONLY WORKS WITH TRANSITIONING & ORGANIC FARMERS

INVESTING \$100,000

WE HAVE THE POTENTIAL TO ANNUALLY

CARBON CAPTURE



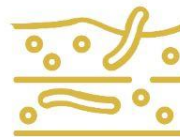
SEQUESTER
86 LBS OF CO₂

PESTICIDES & HERBICIDES



REMOVE
12,760 LBS
OF SYNTHETIC
CHEMICALS

SOIL EROSION



PROTECT
26.5 TONS
OF TOPSOIL

FARMER ECONOMICS



CONVERT
8 ACRES OF
CONVENTIONAL
FARMLAND

BIODIVERSITY



SUPPORT
30% MORE WILD
BEES & 20%
MORE BIRDS

WATER



RETAIN
200,000
GALLONS
OF WATER

OUR ADVANTAGE

IROQUOIS VALLEY IS UNIQUELY POSITIONED TO CAPITALIZE ON THE OPPORTUNITY DUE TO

- > Leadership team that has 60 years of collective farming experience and 125 years of collective investment expertise
- > Two-decade track record delivering 8% annual returns
- > Partnership with a trusted network of more than 65 farmers able to expand acreage
- > Long-term lease structure that provides the time to complete the three-year transition to organic
- > \$100M+ pipeline of farmland transactions



POSITIONED TO SCALE

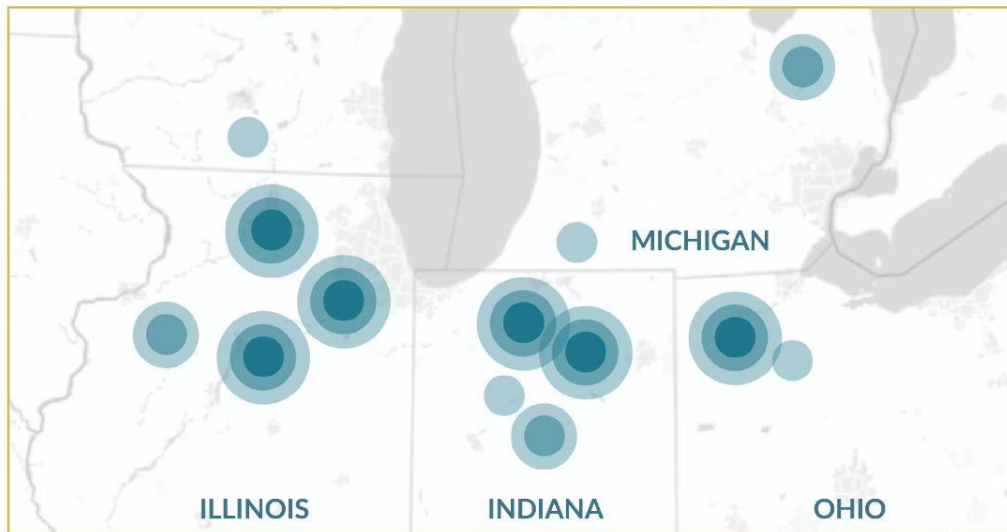
BY CONCENTRATING CAPITAL ON FARMLAND HUBS

Iroquois Valley's investment strategy concentrates our capital in areas with the greatest potential for organic agriculture to thrive.

We are currently developing hubs regions chosen based on portfolio density, farmer partnerships, climate resiliency, and proximity to strong organic markets.

Portfolio management approach:

- > No single tenant dominates rent revenue
- > No single hub dominates acreage
- > Focus on row crops with established organic demand
- > Avoid speculative markets without contracted buyers
- > Prefer repeat operators over first-time tenants



 CORE DEPLOYMENT

 DISCIPLINED EXPANSION

 ACCELERATED HUB GROWTH

PHYSICAL RISK REDUCED WITH GEOGRAPHIC FOCUS

LOW DROUGHT RISK



FOCUS ON NON-IRRIGATED
FARMLAND IN THE EASTERN
CORNBELT MITIGATES
DROUGHT RISK

ECOSYSTEM SERVICES



OUR PORTFOLIO OF ORGANIC
FARMERS BUILDS SOIL HEALTH
AND SUPPORTS BIODIVERSITY,
WATER STORAGE AND
WATER FILTRATION

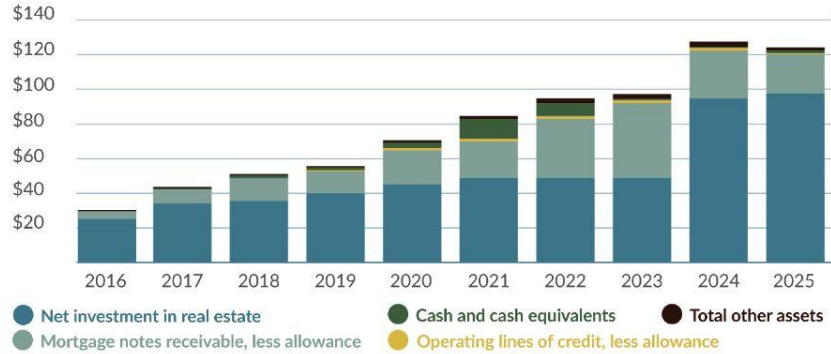
REDUCTION OF ACUTE RISK



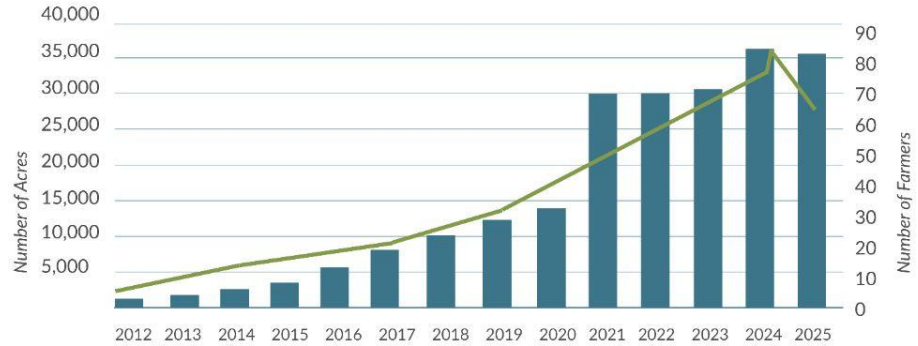
GEOGRAPHICALLY DIVERSIFIED
PORTFOLIO ACROSS THE
MIDWEST, REDUCES RISKS
SUCH AS FLOODING, PESTS
AND WILDFIRES

OUR FINANCIAL RESULTS SHOW LONG-TERM GROWTH

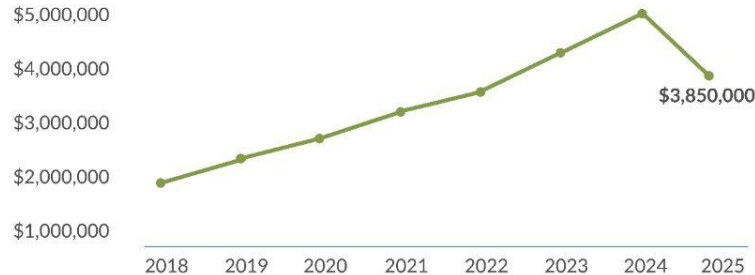
TOTAL ASSETS \$ in millions



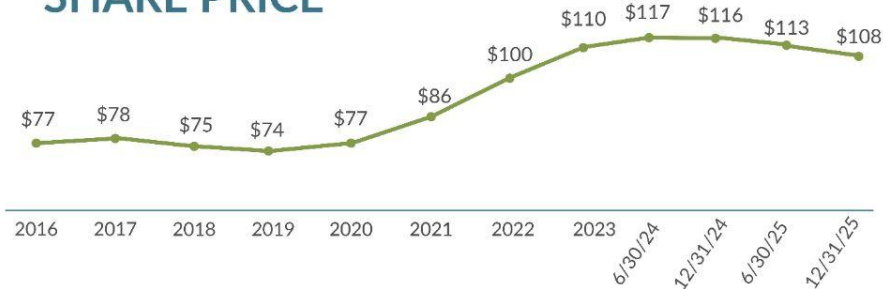
NUMBER OF ACRES & FARMERS



REVENUE \$ in millions



SHARE PRICE



TOTAL IQVF SHAREHOLDER RETURNS

YEAR	DIVIDEND YIELD	CHANGE IN SHARE PRICE	TOTAL SHAREHOLDER RETURN	ANNUALIZED PERFORMANCE	
2008	0.00%	16.07%	16.1%	3 yr	2.80%
2009	0.00%	12.31%	12.3%	5 yr	7.30%
2010	0.00%	36.99%	37.0%	ITD	8.10%
2011	0.00%	27.00%	27.0%		
2012	0.00%	8.66%	8.7%		
2013	0.00%	0.0%	0.0%		
2014	0.00%	2.90%	2.9%		
2015	0.00%	0.00%	0.0%		
2016	0.65%	8.27%	8.9%		
2017	0.88%	1.79%	2.7%		
2018	0.95%	-4.31%	-3.4%		
2019	0.02%	-0.67%	-0.6%		
2020	0.59%	3.87%	4.5%		
2021	0.86%	11.00%	11.9%		
2022	0.36%	16.76%	17.1%		
2023	0.48%	9.86%	10.3%		
2024	0.00%	6.36%	6.4%		
2025	0.41%	-7.18%	-6.8%		

This data is presented for information purposes only and is not an offer to buy or sell our shares. Any offer or solicitation of such offers by the Company may be made only by delivery of the offering documents and in compliance with applicable state and federal securities laws. Past performance is not indicative of future results. The performance numbers presented herein are based on our internal calculations and are not audited. Annualized performance is calculated through December 31, 2025. There is no public market for our shares, and we can give no assurance that a public market for the shares will develop in the future.

FARMLAND AS AN ASSET CLASS

ASSET / INDEX	ANNUAL AVERAGE RETURN	STANDARD DEVIATION	CORRELATION	MINIMUM RETURN	MAXIMUM RETURN
	1991 - 2024				
U.S. ag 32 states	8.9%	4.1%	1.0	-1.0%	20.7%
NCREIF Annual Cropland	10.2%	4.7%	0.75	4.2%	23.6%
U.S. equities	8.1%	17.2%	-0.10	-48.6%	29.3%
European equities	3.2%	18.6%	0.06	-59.9%	30.2%
U.S. corporate bonds	5.5%	1.7%	0.18	2.5%	8.8%
U.S. 10 year bonds	4.1%	1.8%	0.24	0.9%	7.9%
U.S. 30 year mortgages	5.9%	1.7%	0.25	3.0%	9.2%
U.S. listed real estate	9.7%	18.5%	-0.12	-46.7%	33.6%
Gold	5.1%	13.7%	-0.04	-32.2%	33.0%
PPI	2.6%	4.8%	0.16	-7.10%	18.5%
CPI	2.5%	1.4%	0.25	0.0%	6.9%

U.S. Equities: S&P 500 index; **European equities:** MSCI EAFE Index; **U.S. corporate bonds:** Moody's Seasoned Corporate AAA bonds; **U.S. 10 year bonds:** U.S. 10 year Treasury Constant Maturity Rate; **U.S. 30 year mortgages:** Average rate on 30 year fixed rate mortgage; **U.S. listed real estate:** FTSE NAREIT All Equity REITS Index; **Gold:** London Bullion Market Association Gold Price; **PPI:** Producer Price Index; **CPI:** Consumer Price Index

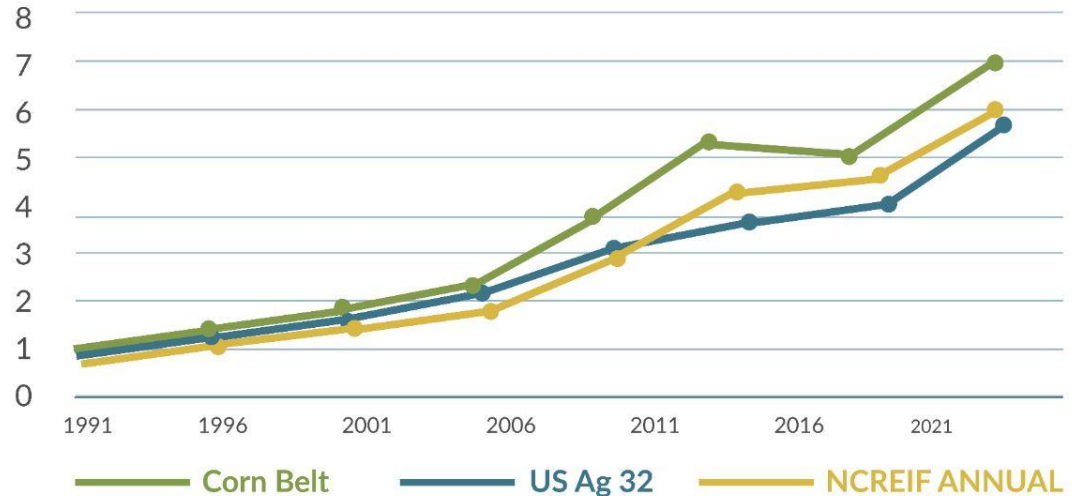
MIDWESTERN ROW CROP FARMLAND SHOWS STRONG PERFORMANCE

IROQUOIS VALLEY'S CORE PORTFOLIO IS FOCUSED ON ROW CROP FARMERS

in the Midwest, where market potential and impact opportunities are greatest.

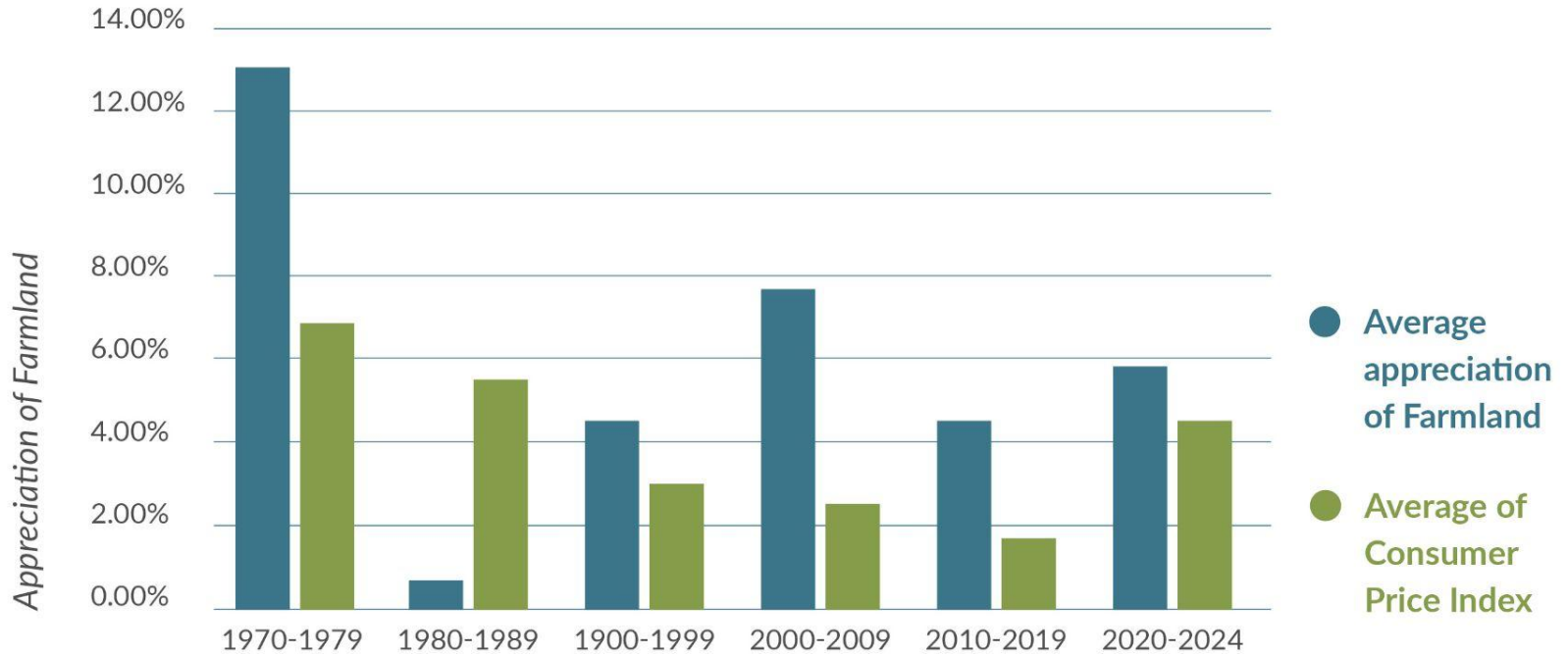
Corn Belt farmland (corn, beans and wheat) has historically outperformed broader farmland.

CROPLAND VALUES 1991 - 2024



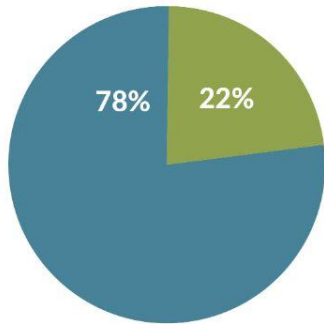
FARMLAND IS STABLE, WITH STRONG RETURNS

APPRECIATION OF FARMLAND COMPARED TO U.S. CONSUMER PRICE INDEX



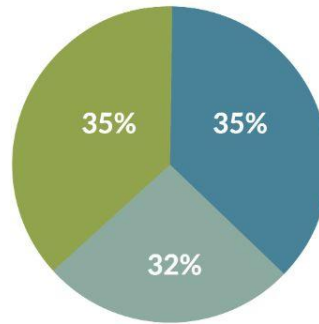
OUR INVOLVEMENT ENSURES SUCCESSFUL TRANSITION AND HIGHER INVESTMENT RATE

TRANSITIONING VS. ORGANIC



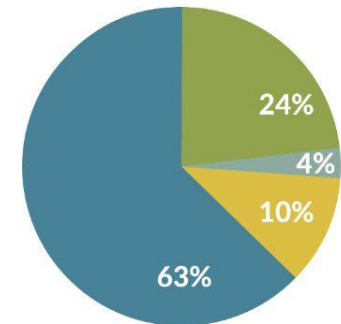
- Organic Acres
- Transitional Acres

FARMER REINVESTMENT



- One Investment
- Two & Three Investments
- Four or More Investments

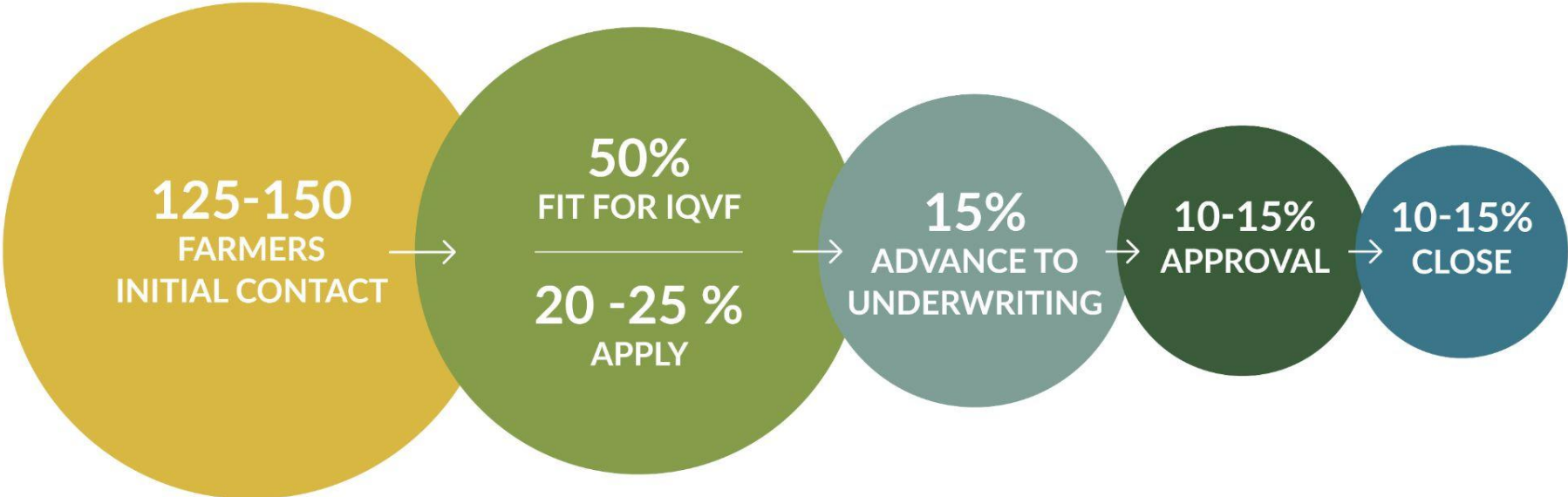
FARMER DEMOGRAPHICS



- Baby Boomer
- Generation X
- Millennial
- Generation Z

FARMER PIPELINE

FUELING IROQUOIS VALLEY GROWTH



PARTNERSHIPS & AWARDS

AGRICULTURAL PARTNERS & COLLABORATORS



FARMER CERTIFICATIONS



COMPANY AWARDS & CERTIFICATIONS



AWARD WINNING FARMERS & BOARD



WHY NOW? WHY US?

CONSUMER DEMAND is strong and growing

DESIRE FOR CHANGE — the next generation of farmers are interested in organic, regenerative farming practices

LARGE OPPORTUNITY to deploy capital to generate positive impact and earn strong financial returns

PROPRIETARY NETWORK, market presence and awareness has led to an investment pipeline of \$50M+

INSTITUTIONAL PLATFORM and team to deliver results



MEET OUR FARMS



A & T ORGANIC FARMS

7TH GENERATION FARMERS

LEASE 900 ACRES IN DEKALB COUNTY, IL

Jeff Anderson (*Iroquois Valley Board Member*) and Tyler Tindall are the team behind A & T Organic Farms, a large-scale organic row crop operation cultivating 6,000 organic acres in northern Illinois.

Technology plays a central role in their approach. During planting season, tractors run on state-of-the-art computer systems designed by the team. Weed control is achieved with tine weeders and row-crop cultivators, while fertility is managed with chicken litter and composted yard waste. Much of their grain ends up in consumer favorites like corn chips, tortillas, and even tofu, reaching markets from California to Japan.



DIAMOND E. RANCH

CONSERVATION RANCHERS

22,000 ACRES IN COCHISE COUNTY, AZ

Cindy Tolle is a biologist, an environmental chemist, and a mother with decades of ranching experience across the West. The cattle raised on the ranch are Criollo, a desert-adapted species, and are a part of their Audubon-certified heritage beef supply chain.

The ranch is considered a *Grassland of Special Significance* by NRCs and is a part of the Central Bird Flyway. Supporting ranchers like Cindy in undertaking projects of this scale which enable permanent land conservation is central to our vision of impact-driven financing at Iroquois Valley.



BLACK WIND FARM

1ST GENERATION FARMER

100 ACRES IN ALBANY COUNTY, NY

Justin Butts of Black Wind Farm is a chef, Navy veteran, and first-generation farmer working to reconnect people to food, land, and each other. Nestled in the rolling hills of upstate New York, Black Wind Farm is home to a small herd of Kunekune pigs, cattle, sheep, and goats.

For Justin, animal welfare is paramount—from the way his livestock are raised to the reverence with which they are brought to the table. Through our Rooted in Regeneration Notes offering, Justin secured financing to purchase the land establishing a permanent home for Black Wind Farm.



JOHNSON FAMILY FARM

4TH AND 5TH GENERATION FARMERS
LEASE 940 ACRES IN WILL COUNTY, IL
TRANSITIONED TO ORGANIC BECAUSE
OF OUR INVESTMENT

In 2021, Rick and Corey joined the Iroquois Valley portfolio by taking over the management of an 190-acre property. Since then, our partnership has expanded to include nine parcels. Thanks to their organic farming practices, the Johnsons have removed approximately 1 million lbs of synthetic fertilizer and approximately 15,000 lbs of synthetic herbicides from our food system over a five-year investment period.



INVESTMENT OPPORTUNITIES



REIT EQUITY SHARES

- **OWN STOCK** in a diversified portfolio of **ORGANIC FARMLAND** supporting independent farmers
- “Growth and income” return: **DIVIDEND PLUS APPRECIATION** of shares over time
- **ACCESSIBLE MINIMUM** investment of \$10,000
- **REDEMPTION** rights accrue after **5 YEARS**
- **AVAILABLE** to most **INVESTORS***

*For non-accredited investors, the investment amount must not exceed the greater of 10% of your annual net income or net worth.



ROOTED IN REGENERATION NOTES

- Investors **FUND FARMLAND OWNERSHIP** while building special opportunities for Black, indigenous, and people of color (**BIPOC**) **FARMERS**
- Receive a **FIXED RATE OF RETURN**:
0.5-1.5% interest paid to investor;
1.0-1.5% interest paid into RNR pool
- **5-YEAR** term length
- **\$25,000 MINIMUM** investment
- Available to **ACCREDITED** investors **ONLY**



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PLEASE REVIEW OFFERING MATERIAL CAREFULLY

Shares of our REIT can only be purchased following careful review of our [Offering Circular](#) and accompanying materials, and confirmation of eligibility.

FORWARD LOOKING STATEMENTS

This presentation contains "forward-looking statements" that represent our beliefs, projections and predictions about future events. These statements are necessarily subjective and involve known and unknown risks, uncertainties and a number of factors could cause future Company results to differ materially from these forward-looking statements, including those factors listed under the caption, "Risk Factors," in our Offering Circular, as filed with the Securities and Exchange Commission ("SEC"), all of which can be found on our website, www.iroquoisvalley.com. **Past performance is not an indication or guarantee of future results.**

ESTIMATES

This presentation contains industry and market data that is based on third party industry publications, and reports by market research firms. We believe this data to be reliable as of the date of this presentation, but we did not independently verify the accuracy or completeness of such information. You should carefully consider the inherent risks and uncertainties associated with the market and other industry data contained in this presentation. **Please invest carefully. All investments are speculative in nature and involves substantial risk of loss.**